COMM SE COR OF SE1/4 OF SW1/4, R
POB, CONT W 200.01 FT, N 547.54
201.40 FT, S 525.5 FT TO POB, BE

WJS FAMILY LLC
3101 US HIGHWAY 90 WEST, SUITE 201
LAKE CITY, FL 32055

2025

36-3S-16-02624-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	12	MODULAR MT 20
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

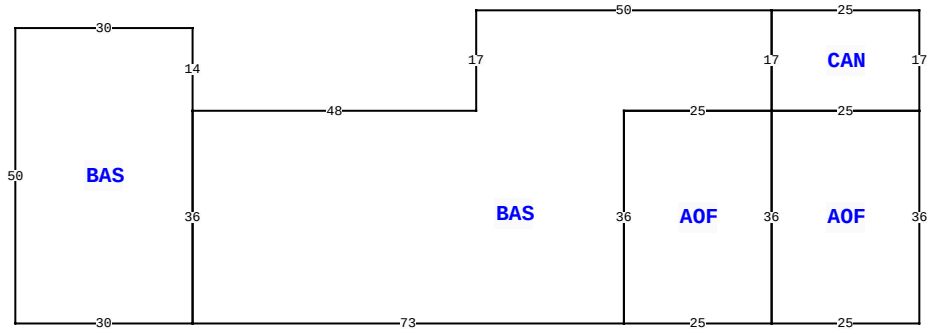
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	110		990	12,994
AOF	900	110		990	12,994
BAS	1,500	100		1,500	19,688
BAS	3,478	100		3,478	45,649
CAN	425	30		128	1,680
TOTALS	7,203			7,086	93,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	7,086	55.8516	26.25	186,008	1967	1980	0	0	0	50.00	50.00

1 VEH SALE/R – 0% - 0 Heated Area: 6778 HX Base Yr



2312 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	151,972
TOTAL MARKET OB/XF VALUE	10,080
TOTAL LAND VALUE - MARKET	1,108,990
TOTAL MARKET VALUE	1,271,042
SOH/AGL Deduction	0
ASSESSED VALUE	1,271,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,271,042
TOTAL JUST VALUE	1,271,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,271,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050869	Roof Replacement	22,195	09/19/2024
31835	ADDN COMM	470	03/24/2014
21740	ADDN COMM	210	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/2427	10/20/2011	WD	U	I	11	100
GRANTOR: JOSEPHINE STREICHER A						
GRANTEE: WJS FAMILY LLC						
0992/0028	7/27/2003	TR	Q	I	06	100
GRANTOR: WILLIAM J STREICHER A						
GRANTEE: KELLY STREICHER PRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S17 W48 BAS= N14 W30 S50 E30 N36$ S36 E73 AOF= E25 N36 W25 S36$ N36 E25 AOF= S36 E25 N36 W25$ CAN= E25 N17 W25 S17$ N17$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 10,080

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		CI	210.00	375.00	75,375.00	SF		1.00	1.00	0.90	15.00	13.50	1,017,562							
2	1700	C	1STORY OFF	0		CI	0.00	0.00	30,476.00	SF		1.00	1.00	1.00	3.00	3.00	91,428							

REVIEW DATE 07/11/2023 BY KS Total Acres: 2.43 Total Land Value: 1,108,990 Market: 0 Agricultural: 0 Common: 1,108,990 PRINTED 05/06/2025 BY SYS

COMM SE COR OF SE1/4 OF SW1/4, R
POB, CONT W 200.01 FT, N 547.54
201.40 FT, S 525.5 FT TO POB, BE

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2025

36-3S-16-02624-000

BUILDING CHARACTERISTICS

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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	01	NONE 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

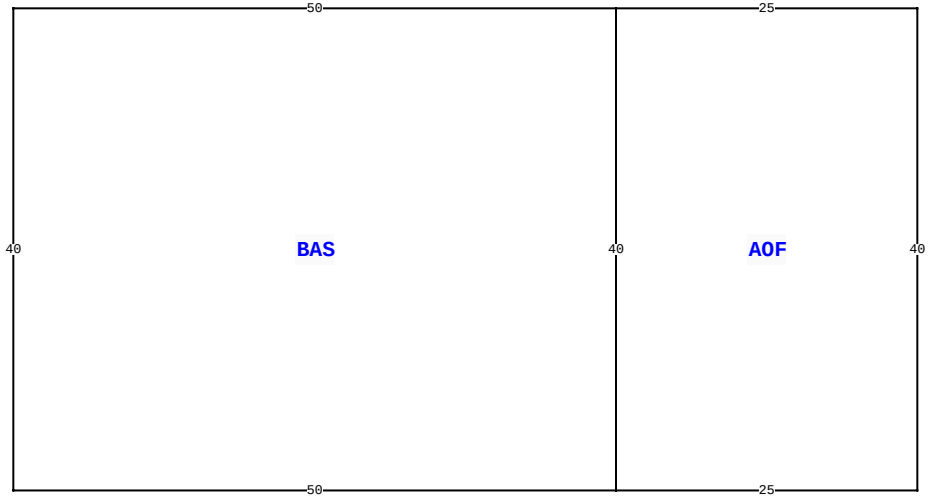
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	150		1,500	25,272
BAS	2,000	100		2,000	33,696
TOTALS	3,000			3,500	58,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,500	78.0000	28.08	98,280	1990	1990	0	0	0	40.00	60.00

2 PREF M B A – 0% - 0 Heated Area: 3000 HX Base Yr



2312 W US HIGHWAY 90 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	1,271,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,271,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: WJS FAMILY LLC						
0992/0028	7/27/2003	TR	Q	I	06	100
GRANTOR: WILLIAM J STREICHER A						
GRANTEE: KELLY STREICHER PRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-25,0] W50 S40 E50 N40 $
AOF=[ORIG=-25,0] E25 S40 W25 N40 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/11/2023 BY KS Total Acres: 2.43 Total Land Value: 1,108,990 Market: 0 Agricultural: 0 Common: 1,108,990 PRINTED 05/06/2025 BY SYS